

In re:  
Vernon D. Ackridge  
Debtor

Case No. 19-10548-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Jun 15, 2021

User: admin  
Form ID: pdf900

Page 1 of 3  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 17, 2021:

Recip ID	Recipient Name and Address
db	+ Vernon D. Ackridge, 8124 Hawthorne Lane, Elkins Park, PA 19027-2212
aty	+ JOHN EVERETT COOK, The Law Offices of Everett Cook, P.C., 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104-2355

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 17, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 15, 2021 at the address(es) listed below:

Name	Email Address
ALEXANDRA T. GARCIA	on behalf of Creditor TIAA FSB <a href="mailto:ecfmail@mw-c-law.com">ecfmail@mw-c-law.com</a> , <a href="mailto:ecfmail@ecf.courtdrive.com">ecfmail@ecf.courtdrive.com</a>
AMANDA L. RAUER	on behalf of Creditor WELLS FARGO BANK N.A. <a href="mailto:Amanda.rauer@pkallc.com">Amanda.rauer@pkallc.com</a> , <a href="mailto:chris.amann@pkallc.com">chris.amann@pkallc.com</a> ; <a href="mailto:nick.bracey@pkallc.com">nick.bracey@pkallc.com</a> ; <a href="mailto:Samantha.gonzalez@pkallc.com">Samantha.gonzalez@pkallc.com</a> ; <a href="mailto:jill@pkallc.com">jill@pkallc.com</a> ; <a href="mailto:mary.raynor-paul@pkallc.com">mary.raynor-paul@pkallc.com</a> ; <a href="mailto:harry.reese@pkallc.com">harry.reese@pkallc.com</a>
DANIEL P. JONES	on behalf of Creditor TIAA FSB <a href="mailto:djones@sterneisenberg.com">djones@sterneisenberg.com</a> , <a href="mailto:bkecf@sterneisenberg.com">bkecf@sterneisenberg.com</a>
FRANCIS THOMAS TARLECKI	on behalf of Creditor TIAA FSB d/b/a TIAA Bank f/k/a EverBank <a href="mailto:ecfmail@ecf.courtdrive.com">ecfmail@ecf.courtdrive.com</a> , <a href="mailto:ecfmail@mw-c-law.com">ecfmail@mw-c-law.com</a>
HARRY B. REESE	on behalf of Creditor Wells Fargo Bank N.A. <a href="mailto:bankruptcy@powerskirn.com">bankruptcy@powerskirn.com</a>

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HARRY B. REESE

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirm.com

HEATHER STACEY RILOFF

on behalf of Creditor Ditech Financial LLC hriloff@pincuslaw.com Michelle@mvrlaw.com

JEROME B. BLANK

on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY paeb@fedphe.com

JEROME B. BLANK

on behalf of Creditor Lsf11 Master Participation Trust paeb@fedphe.com

JEROME B. BLANK

on behalf of Creditor BANK OF AMERICA N.A. paeb@fedphe.com

JILL MANUEL-COUGHLINE

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JILL MANUEL-COUGHLINE

on behalf of Creditor Wells Fargo Bank N.A. bankruptcy@powerskirm.com

JOHN EVERETT COOK

on behalf of Debtor Vernon D. Ackridge bankruptcy@everettcooklaw.com G29494@notify.cincompass.com

JOSHUA DOMER

on behalf of Creditor CITY OF PHILADELPHIA joshua.domer@phila.gov karena.blaylock@phila.gov

KELLY LYN EBERLE

on behalf of Creditor Univest Bank and Trust Co. keberle@grimlaw.com ksaborsky@grimlaw.com

KERI P EBECK

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LAUREN MOYER

on behalf of Creditor TIAA FSB d/b/a TIAA Bank f/k/a EverBank ecfmail@ecf.courtdrive.com

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LAUREN BERSCHLER KARL

on behalf of Creditor Ditech Financial LLC lkarl@rascrane.com lbkarl03@yahoo.com

LEEANE O. HUGGINS

on behalf of Trustee WILLIAM C. MILLER Esq. lhuggins@ph13trustee.com

MARIO J. HANYON

on behalf of Creditor WELLS FARGO BANK N.A. wbecf@brockandscott.com, wbecf@brockandscott.com

MARIO J. HANYON

on behalf of Creditor BANK OF AMERICA N.A. wbecf@brockandscott.com, wbecf@brockandscott.com

MICHAEL P. KUTZER

on behalf of Debtor Vernon D. Ackridge mpkutzer9@gmail.com mpkutzer1@gmail.com

REBECCA ANN SOLARZ

on behalf of Creditor BANK OF AMERICA N.A. bkgroup@kmlawgroup.com

ROBERT J. DAVIDOW

on behalf of Creditor Lsf11 Master Participation Trust robert.davidow@phelanhallinan.com

SARAH K. MCCAFFERY

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirm.com

SARAH K. MCCAFFERY

on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust bankruptcy@powerskirm.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor WELLS FARGO BANK N.A. paeb@fedphe.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor BANK OF AMERICA N.A. paeb@fedphe.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY paeb@fedphe.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor Lsf11 Master Participation Trust paeb@fedphe.com

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United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

WILLIAM C. MILLER, Esq.

on behalf of Trustee WILLIAM C. MILLER Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 35

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
PHILADELPHIA DIVISION**

In Re: VERNON D. ACKRIDGE Debtor(s) TIAA, FSB Movant v. VERNON D. ACKRIDGE Debtor(s) WILLIAM C. MILLER, ESQ. Trustee Respondent(s)	Chapter 13  Case Number: 19-10548-mdc
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**ORDER**

AND NOW, upon the motion of TIAA, FSB, and upon the failure of Debtor to file an Answer or otherwise plead as directed by the Court (and/or after hearing held and consideration of all evidence, arguments and briefs of Counsel), it is ORDERED AND DECREED that Movant, TIAA, FSB (and any assignee/successor-in-interest) is granted relief from the stay of 11 U.S.C. §362 to proceed with enforcement of all rights Movant has under state and federal law concerning the Property (the "Property"): 3718 N CARLISLE ST, PHILADELPHIA, PA 19140.

It is further ORDERED and DECREED that the 14-day stay pursuant to BKRP 4001(a)(3) is hereby waived.

BY THE COURT:



MAGDELINE D. COLEMAN  
CHIEF U.S. BANKRUPTCY JUDGE

June 15, 2021